



# BENSALEM TOWNSHIP

Building and Planning Department  
2400 Byberry Road • Bensalem PA 19020  
215-633-3644 • FAX 215-633-3653

**Exhibit Z-4**

## Zoning Hearing Board

**Appeal Number:** \_\_\_\_\_

### Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

**Check applicable item(s):**

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: \_\_\_\_\_
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

**Appellant Name:** National Refrigeration & Air Conditioning Products, Inc.

**Address:** 539 Dunkferry Road

Bensalem, PA 19020

**Phone No.** [REDACTED]

**Owner's Name:** Metal Improvement Co., Inc.

**Address:** 80 E. RT 4

Paramus, NJ 07652-2662

**Phone No.** \_\_\_\_\_

**Attorney Name:** Thomas R. Hecker, Esquire

**Address:** 680 Middletown Boulevard

Langhorne, PA 19047

**Phone No.** 215-750-0110

**Interest of appellant, if not owners (agent, lessee, etc.):** Equitable owner under Agreement of Sale

**1. Application relates to the following:**

**Check items if applicable:**

- |   |  |
|---|--|
| <input type="checkbox"/> Use  | <input type="checkbox"/> Lot Area          |
| <input type="checkbox"/> Height   | <input type="checkbox"/> Yards             |
| <input type="checkbox"/> Existing Building                                      | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy  |  |
| <input checked="" type="checkbox"/> Other: (describe) <u>Impervious Surface</u> |  |
- 
- 
- 

**2. Brief description of Real Estate affected:**

Tax Parcel Number: 02-079-007-003

Location: 3434 State Road - Bensalem, PA 19020

Lot Size: 4.18 acres

Present Use: Manufacturing and warehouse

Proposed Use: Manufacturing and warehouse

Present Zoning Classification: G-I (General Industrial District)

Present Improvement upon Land: Masonry steel building

Deed recorded at Doylestown in Deed Book 3123 Page 0516

**3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.**

N/A

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**4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:**

Date Determination was made: \_\_\_\_\_

Your statement of alleged error of Zoning Administrative Office: N/A

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5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Section 232-543.(2)

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Variance to allow impervious surface ratio in excess of 65% allowed.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

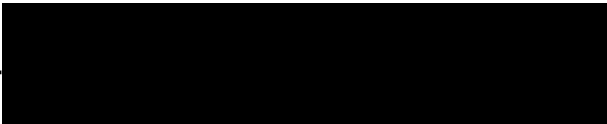
In order to provide the number of defined parking spaces necessary for Appellant's use, additional paving is required bringing the impervious surface ratio to 85.3%. However, the increase will not adversely impact the health, safety or welfare of the community.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.



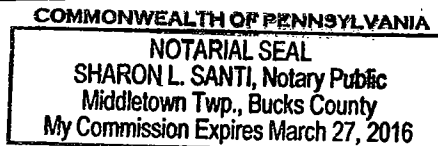
1/20/15  
Date

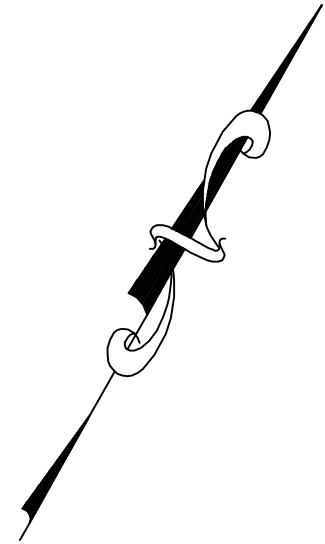
Sworn to and subscribed before me this

20th day of January 200 2015

Notary Public

My commission expires: \_\_\_\_\_

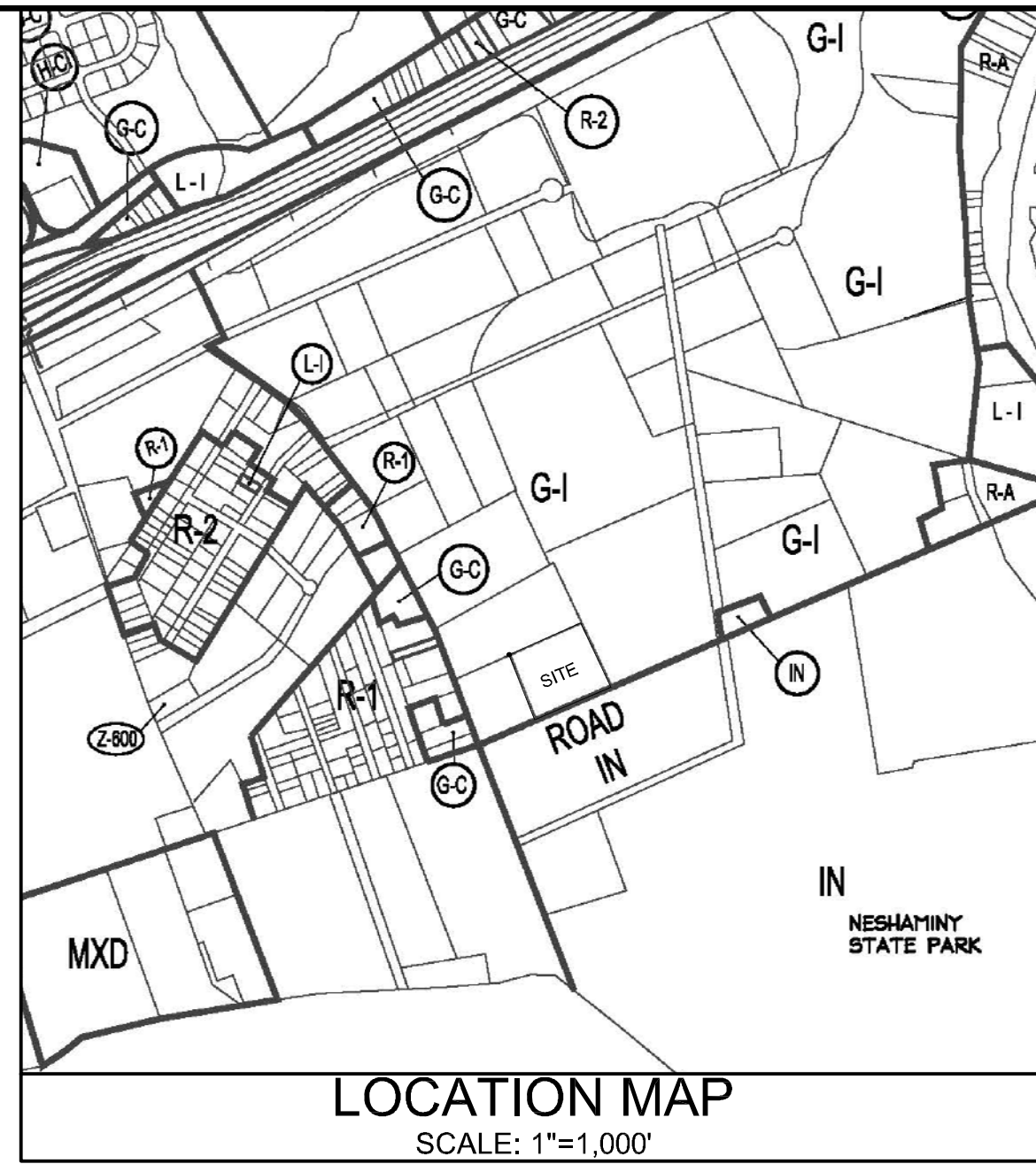




N/F  
PRB REALTY LLC  
TAX MAP PARCEL 02-079-007-002  
ZONED: G-1

N/F  
BUCKS COUNTY ECONOMIC DEVELOPMENT CORP  
TAX MAP PARCEL 02-079-007  
ZONED: G-1

N/F  
450 (FOUR) ICA PARTNERSHIP LP  
TAX MAP PARCEL 02-079-007-004  
ZONED: G-1



ZONED: G-1, GENERAL INDUSTRIAL DISTRICT  
PROPOSED USE: MANUFACTURING, WAREHOUSE

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5.00 AC.	4.18 AC.*	4.18 AC.*
MINIMUM LOT WIDTH	250 FT	450 FT.	450 FT.
MINIMUM FRONT YARD	150 FT	49.59 FT.*	49.59 FT.*
MINIMUM SIDE YARD	50 FT	24.28 FT.*	24.28 FT.*
MINIMUM REAR YARD	30 FT	23.71 FT.*	23.71 FT.*
MAXIMUM IMPERVIOUS SURFACE RATIO	65%	81.53*	85.3%
MAXIMUM BUILDING AREA	25%	49.63*	49.53*
MAXIMUM BUILDING HEIGHT	85 FT	<85 FT.	<85 FT.

\* INDICATES AN EXISTING NON-CONFORMITY

#### Record Plan Notes

- ELEVATION INFORMATION IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NVDG29).
- THIS PLAN IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0508F, EFFECTIVE DATE MAY 18, 1999.

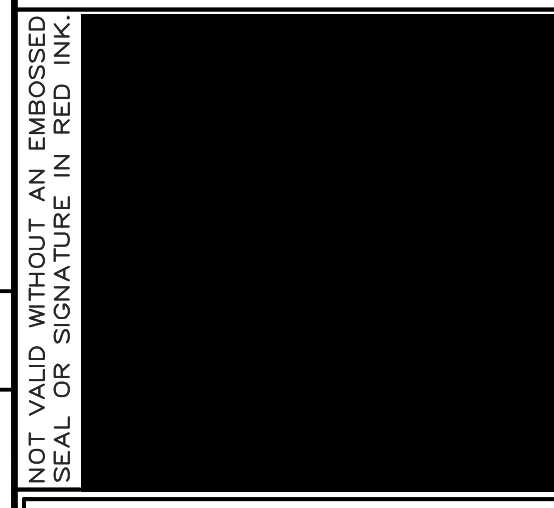
THE FOLLOWING VARIANCE FROM THE BENSLEM TOWNSHIP ZONING ORDINANCE ARE BEING REQUESTED:

SECTION 232-543.2)  
VARIANCE TO ALLOW AN IMPERVIOUS SURFACE RATION OF 85.3% INSTEAD OF THE REQUIRED 65%.

#### PARKING REQUIREMENTS

DESCRIPTION	SECTION	90 EMPLOYEES (LARGEST SHIFT)
MANUFACTURING ONE PER EMPLOYEE PER LARGEST SHIFT WHO WORKS OTHER WITHIN THE FACILITY	232-586.(c)(3)	
WAREHOUSE ONE PER EMPLOYEE		
TOTAL PARKING SPACES		
REGULAR PARKING SPACES	95	
WALKUP SPACES	1	
TOTAL PARKING SPACES	96	SPACES REQUIRED 90

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776  
NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK.



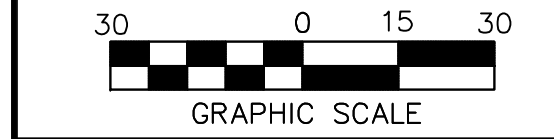
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CIVIL - STRUCTURAL ENGINEERS & SURVEYORS  
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REV. No.	DATE	REVISION
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EXISTING PARCEL INFO:  
T.M.P. No. 02-079-007-003  
DEED BOOK: VARIES  
PAGE No.

CURRENT ZONING:  
OWNER OF RECORD:  
NATIONAL REFRIGERATION & AIR CONDITIONING PRODUCTS, INC.

APPLICANT:  
SAME AS ABOVE



**ZONING PLAN**  
3434 STATE ROAD  
BENSLEM TOWNSHIP  
BUCKS COUNTY, PA  
DRAWN BY: H.A.D.  
CHECKED BY:  
SCALE: 1"=30'  
PROJECT No: 5765  
PLAN DATE: JAN. 16, 2015  
SHEET No: 1 OF 1